083.0	0010	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,600 / 675,600
					USE VALUE:	675,600 / 675,600
					ASSESSED:	675,600 / 675,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ MICHAEL P & SARAH
Owner 2:	
Owner 3:	
Street 1:	65 NEWLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLAUDET ELISHA B -
Owner 2:	CALLAHAN CAITLIN J -
Street 1:	65 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,414 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3414.000	304,800	5,100	365,700	675,600
Total Card	0.078	304,800	5,100	365,700	675,600
Total Parcel	0.078	304,800	5,100	365,700	675,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.05 | /Parcel: 410.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52739
GIS Ref	
GIS Ref	
Insp Date	08/10/18

!6842!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0010-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,800	5100	3,414.	365,700	675,600	675,600	Year End Roll	12/18/2019
2019	101	FV	239,800	5100	3,414.	360,500	605,400	605,400	Year End Roll	1/3/2019
2018	101	FV	239,800	5100	3,414.	276,900	521,800	521,800	Year End Roll	12/20/2017
2017	101	FV	239,800	5100	3,414.	261,200	506,100	506,100	Year End Roll	1/3/2017
2016	101	FV	239,800	5100	3,414.	240,300	485,200	485,200	Year End	1/4/2016
2015	101	FV	234,100	5100	3,414.	224,600	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	234,100	5100	3,414.	206,900	446,100	446,100	Year End Roll	12/16/2013
2013	101	FV	234,100	5100	3,414.	206,900	446,100	446,100		12/13/2012

PRINT

Date	Time
12/10/20	21:32:58

LAST REV

Date	Time
08/30/18	18:34:07
apro	
6842	

USER DEFINED

Prior Id # 1:	52739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAUDET ELISH	1406-2		9/28/2011		485,500	No	No		
O REILLY EDWARD	50549-158		1/2/2008		475,000	No	No		
BARGLOW DAMON C	1295-168		2/2/2005		426,500	No	No		
HIGGINS CRAIG	1206-122		6/18/1999		288,000	No	No		
	1176-192		9/5/1997		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2005	113	Re-Roof	6,950					

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
12/28/2011	MLS	EMK	Ellen K
2/25/2009	Measured	189	PATRIOT
8/24/2005	MLS	HC	Helen Chinal
4/29/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3414		Sq. Ft.	Site		0	70.	1.53	6									365,694						365,700	

Total AC/HA: 0.07837 | Total SF/SM: 3414 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 365,694 | Spl Credit | Total: 365,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374436
Depreciation:	69645
Depreciated Total:	304791

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

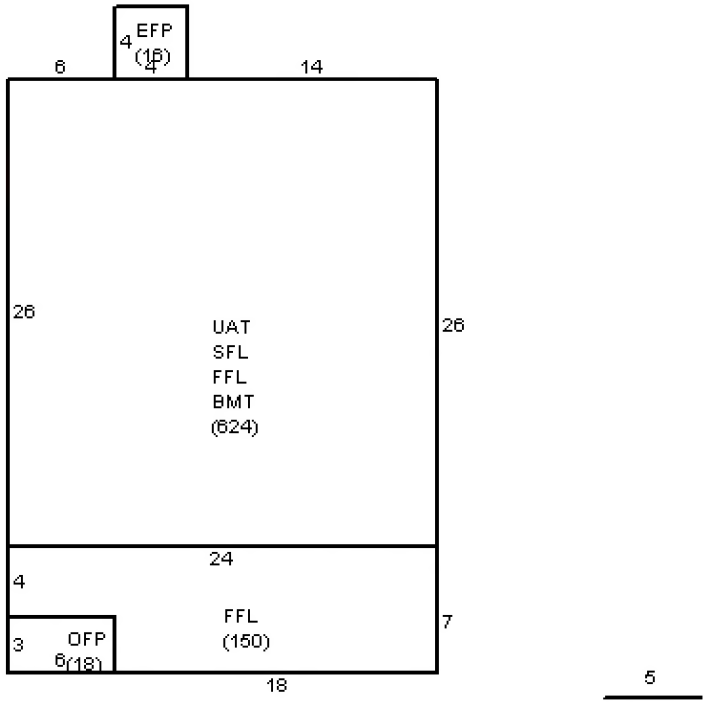
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	137.79
Final Total:	304800	Val/Su SzAd	218.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	774	165.380	128,001
BMT	Basement	624	62.510	39,007
SFL	Second Floor	624	165.380	103,194
UAT	Upper Attic	156	66.150	10,319
OFP	Open Porch	18	43.120	776
EFP	Enclos Porch	16	71.150	1,138

Net Sketched Area:	2,212			Total:	282,435
Size Ad	1398	Gross Are	2680	FinArea	1648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0010-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100